

# MINUTES

## City of Franklin Plan Commission Meeting

July 19, 2007

Approved 08/09/07

Page 1 of 2

### CALL TO ORDER

### MINUTES

#### Regular Meeting

Thursday, July 05, 2007

### PUBLIC HEARINGS and BUSINESS ITEMS

#### David A. Henry & Deborah L. Ciszewski

1. **(Public Hearing)** For relief from Section 15-3.0207 of the City of Franklin Unified Development Ordinance to allow a variance of 13% (from the thirty foot (30') front yard setback to a twenty-six foot (26') front yard setback) to increase to a three (3)-car garage.

2. **(Special Exception - Area & Bulk)** For relief from Section 15-3.0207 of the City of Franklin Unified Development Ordinance to allow a variance of 13% (from the thirty foot (30') front yard setback to a twenty-six foot (26') front yard setback) to increase to a three (3)-car garage.

#### O'Malley Development, LLC (The Estates of St. Martins Subdivision) (26 lots)

1. **(Public Hearing)** To change the Comprehensive Master Plan from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District.

2. **(Comprehensive Master Plan Amendment)** To change the Comprehensive Master Plan from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District.

3. **(Public Hearing)** To rezone the property from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District.

4. **(Rezoning)** To rezone the property from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District.

1. **(Preliminary Plat)** A resolution conditionally approving a Preliminary Plat for The Estates of St. Martins Subdivision.

#### T-Mobile Central, LLC

1. **(Public Hearing)** To allow collocation of six (6) panel antennas and six (6) tower-mounted amplifiers to an existing 252 foot self-supported tower and to allow a 7' x 14'6" equipment platform for up to three (3) indoor/outdoor base transmission stations to be located near the base of the tower.

2. **(Special Use )** To allow collocation of six (6) panel antennas and six (6) tower-mounted amplifiers to an existing 252 foot self-supported tower and to allow a 7' x 14'6" equipment

I. Mayor Taylor called the July 19, 2007, regular Plan Commission meeting to order at 7:04 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Haley and Hanneman. Commissioner Bennett was excused. Also present were Planning Manager Dietl, Assistant City Engineer Romeis, City Attorney Wesolowski and City Development Secretary Wilson.

### II.

A. Commissioner Ritter moved and Commissioner Hanneman seconded approval of the July 05, 2007, Plan Commission minutes, with corrections. Upon roll call vote Alderman Skowronski and Commissioners Ritter, Haley and Hanneman voted 'aye'; Commissioner Torres abstained. Motion carried with four positive votes.

### III.

A. 1. Mr. Wilson read the Official Notice of the Public Hearing into the record. The Public Hearings were opened at 7:07 PM. After one citizen spoke in support of the request, with no one else coming forward, the Public Hearings were closed at 7:09 PM.

2. Commissioner Torres moved and Commissioner Hanneman seconded to recommend approval to the Board of Zoning and Building Appeals of a Special Exception - Area & Bulk, upon the application of David A. Henry & Deborah L. Ciszewski. Upon voice vote, all voted 'aye.' Motion carried.

B. 1. Mr. Wilson read the Official Notices of the Public Hearings into the record. The Public Hearing was opened at 7:13 PM. After ten citizens spoke, one in support and nine opposed to the proposed project, with no one else coming forward, the Public Hearing was closed at 7:58 PM.

2. No action was taken; the item is to be brought back to the Plan Commission when ready.

C. 1. Mr. Wilson read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 8:15 PM. After two citizens spoke, with concerns regarding the proposed project, with no one else coming forward, the Public Hearing was closed at 8:19 PM.

2. Commissioner Torres moved and Commissioner Hanneman seconded to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for property located at approximately 11841 West Oakwood Road (T-Mobile Central, LLC, Applicant). Upon roll call vote, Alderman Skowronski and

Page 2 of 2

platform for up to three (3) indoor/outdoor base transmission stations to be located near the base of the tower.

3. **(Site Plan)** To allow a 7' x 14'6" equipment platform for up to three (3) indoor/ outdoor base transmission stations.

#### **South 51st Street Right-of-Way Expansion and Road Reconstruction**

1. **(Public Hearing)** To rezone certain property from C-1 Conservancy District, M-1 Limited Industrial District and OL-2 General Business Overlay District to M-1 Limited Industrial District and OL-2 General Business Overlay District.

2. **(Rezoning)** To rezone certain property from C-1 Conservancy District, M-1 Limited Industrial District and OL-2 General Business Overlay District to M-1 Limited Industrial District and OL-2 General Business Overlay District.

#### **Indian Community School of Milwaukee, Inc.**

**(Site Plan Amendment)** To allow applicant to add an approximately 12,773 square foot playground to the adopted Site Plan. (Application received July 11, 2007, pending staff review.)

#### **Scott Mayer and Suzanne Mayer**

**(Concept Review)** Applicant is requesting to rezone the property from R-2 Estate Single-Family Residence District to R-1 Countryside/Estate Single-Family Residence District for the purpose of being able to divide the parcel into three (3) approximately two-acre and one (1) approximately 73.32 acre lots, all of which requires an amendment to the Comprehensive Master Plan.

**Next Regular Meeting scheduled for Thursday, August 09, 2007**

**ADJOURNMENT**

Commissioner Torres, Ritter and Hanneman voted 'aye'; Commissioner Haley abstained. Motion carried with four positive votes.

3. Commissioner Torres moved and Commissioner Hanneman seconded to approve the site plan and direct staff to draft a pattern resolution referencing the site plan in the packet for signature by the Mayor. Upon roll call vote, Alderman Skowronski and Commissioner Torres, Ritter and Hanneman voted 'aye'; Commissioner Haley abstained. Motion carried with four positive votes.

D. 1. Mr. Wilson read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 8:32 PM. After County Supervisor Mark Borkowski and several citizens spoke, with no one else coming forward, the Public Hearing was closed at 8:45 PM.

2. Commissioner Ritter moved and Commissioner Hanneman seconded to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a specific portion within the public Right-of-Way from C-1 Conservancy District, M-1 Limited Industrial District and OL-2 General Business Overlay District to M-1 Limited Industrial District and OL-2 General Business Overlay District (approximately South 51st Street (970 feet north of West Rawson Avenue)) (City of Franklin), with the condition that the area to be rezoned, shown on the colored map in the packet which is denominated with a caption "60 feet," be legally described and also described, as an introduction to the legal description, in common terms, such as the square footage, 30' x30' or in area or the like. Upon voice vote, all voted 'aye.' Motion carried.

The Mayor called a break from 8:55 PM to 9:10 PM, when the Plan Commission was called back into session.

E. Alderman Skowronski moved and Commissioner Hanneman seconded to approve a resolution approving an amendment to a site plan for the Indian Community School (at 10405 West St. Martins Road). Upon voice vote, all voted 'aye.' Motion carried.

F. No action needed; none taken.

G. No action needed; none taken.

II. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the July 19, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 10:06 PM